

# Eaton Close, Hatton

aksresidential.com

£210,000



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This property at a glance:



1



2



1



3



D



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**Mikaela says:**

“The practicalities of this home are just fantastic. You certainly wouldn’t expect parking for 3 cars and a garage with a two bedroom home, but these are just a couple of the great features of this home. As you head in, I really like that there’s a porch area to take off and store coats and shoes. You then lead into a really spacious living room diner. There’s plenty of room in there for all of your furniture - you can easily incorporate a good sized dining table. There’s even some storage under the stairs too, another practical feature! The kitchen sits to the back of the home which has a modern and glossy finish, with plenty of room for under counter appliances. There’s a door out into the garden from here too. The garden is a impressive space, It goes back further than you’d expect and has plenty of patio for entertaining and grass for play!

Upstairs, the two bedrooms are both doubles. Bedroom 1 has a good amount of space for a bed and large wardrobes and bedroom 2 has a handy over stairs cupboard. Extra storage is always handy!

The family bathroom is a nice practical space, with a modern, neutral design and a P shaped bath for extra space in the overhead shower.

Overall i think this is a great find for a first time buyer or small family, even more so because you’re in a lovely family friendly village, surrounded by beautiful walks and useful amenities. Bus routes and the nearby train station make this a great base for any travel needs”

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## Did you spot...

This beautiful family home has parking space for 3 vehicles



## A message from the seller:

"We've been at our house for 6 years, and it is a lovely family home, we have raised two children here and now decided they could do with their own bedrooms. It's been a hard decision to make as we have really loved being in this house, it's close to school and nursery, the local shops are handy, and we have the large recreational field so close by, which we have spent a lot of time on with the child children growing up and walking the dog. It's a nice quiet area, even being the entry to the close it's quiet, the garden is enclosed and so safe for the children with little upkeep needed."

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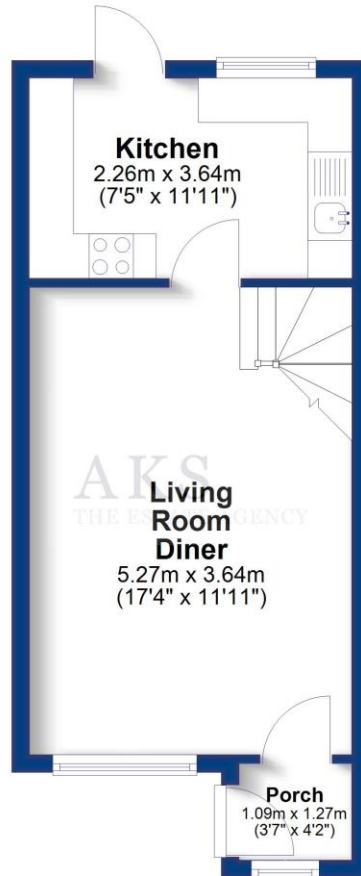


# Floor Plan

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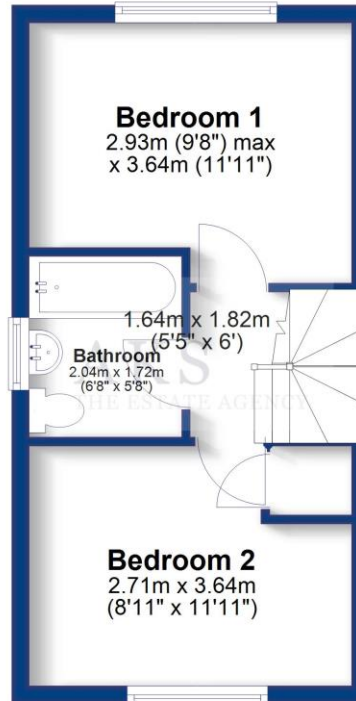
## Ground Floor

Approx. 29.3 sq. metres (315.5 sq. feet)



## First Floor

Approx. 27.2 sq. metres (293.3 sq. feet)



Total area: approx. 56.6 sq. metres (608.8 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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### Key Features:

- 2 BEDROOM SEMI DETACHED HOME
- DRIVEWAY PARKING FOR 3 CARS
- SINGLE GARAGE
- GENEROUS LIVING ROOM DINER
- TWO DOUBLE BEDROOMS
- EPC RATING D



### About the area:

Hatton is a great family village and has something for the whole family. Within the village there is a wide array of amenities with local convenience shops, takeaways, pubs and public transport links to Derby City Centre, Burton Town Centre and the local villages. For commuters, it is ideally situated being just a few minutes' drive to the A50 and is close to the A38 too. There are playing fields within the village as well as being able to walk across the fields along the river Dove.



### Schools:

The local primary school is Heath Fields Primary School and the secondary school is in the neighbouring village of Etwall.



300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video



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